

FBI

## TRANSMIT VIA:

☐ Teletype  
☐ Facsimile  
☒ AIRTEL

## PRECEDENCE:

☐ Immediate  
☐ Priority  
☐ Routine

## CLASSIFICATION:

☐ TOP SECRET  
☐ SECRET  
☐ CONFIDENTIAL  
☐ UNCLAS E F T O  
☐ UNCLAS

Date 8/19/92

TO : SAC, SACRAMENTO

FROM : SAC, LOS ANGELES (29A-LA-126283) (P)

SUBJECT : INDEPENDENCE BANK,  
 Encino, California;  
 BCCI,  
 Los Angeles, California  
 FIF  
 OO:LA

RE LA TT to Sacramento dated 06/23/92 and  
 Sacramento AT to LA dated 06/30/92.

Captioned matter involves the investigation of BCCI'S acquisition of INDEPENDENCE BANK (IB) which was closed by regulators on 1/30/92. A common denominator between BCCI and IB is in the area of joint ventures involving IB and a company collectively known as CITY CENTER GROUP (CCG).

Investigation to date has determined that CCG structured the joint venture transactions so that commissions were paid to two companies, WORLD REALTOR CONSULTANTS and HOLLAND FINANCIAL. Both companies [redacted] and are in fact front companies for CCG. Through the scheme of funneling the commissions through the two companies, CCG was able steal over two million dollars.

In one specific transaction, WORLD REALTOR CONSULTANTS obtained a \$1.4 million dollar commission. The escrow records revealed that WORLD REALTOR CONSULTANTS used a brokers license number of 00897714. This number apparently is

2-SACRAMENTO  
 ①-LA (29A-LA-126283)

29A-LA-126283-78  
 SEARCHED \_\_\_\_\_

INDEXED \_\_\_\_\_

SERIALIZED \_\_\_\_\_

FILED \_\_\_\_\_

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 b7c

Approved: \_\_\_\_\_ Transmitted \_\_\_\_\_ Per \_\_\_\_\_  
 (Number) (Time)

assigned to SOUTHBAY REALTY which was also involved in the transaction. IB records reveal a letter from WORLD REALTOR CONSULTANTS [REDACTED]

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No documentation has been located to date which lists a number for HOLLAND FINANCIAL. Both entities were incorporated in Nevada by [REDACTED] A common address of 15250 Ventura Blvd., suite 810, Sherman Oaks, Ca. was used by both entities. In addition WORLD REALTOR CONSULTANTS used an address of 18128 Killion Ave., Tarzana, Ca.

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The purpose of the lead is to determine if any of the above entities or individuals have legitimate real estate brokers licenses. If not, this will assist LA in showing that the entities were front companies. Sacramento is requested to document on a FD-302 any negative results in addition to obtaining details on how the licenses are maintained, who is required to obtain a license and if any tests are required.

In as much as LA investigation is in the final stages, Sacramento is requested to expedite investigation.

#### LEADS

##### SACRAMENTO DIVISION at SACRAMENTO, CA.

1. Contact Real Estate licensing board or appropriate entity and determine if licenses have been issued or are on file for the following persons or entities:

1. [REDACTED]
2. [REDACTED]
3. [REDACTED]
4. [REDACTED]
5. [REDACTED]
6. WORLD REALTOR CONSULTANTS
7. HOLLAND FINANCIAL
8. CITY CENTER GROUP
9. CITY CENTER ATLANTIC HOLDINGS

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2. Will determine who has been issued license number 00897714. If not SOUTHBAY REALTY obtain particulars of license holder and determine if SOUTHBAY or its [REDACTED] and [REDACTED] are licensed.

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